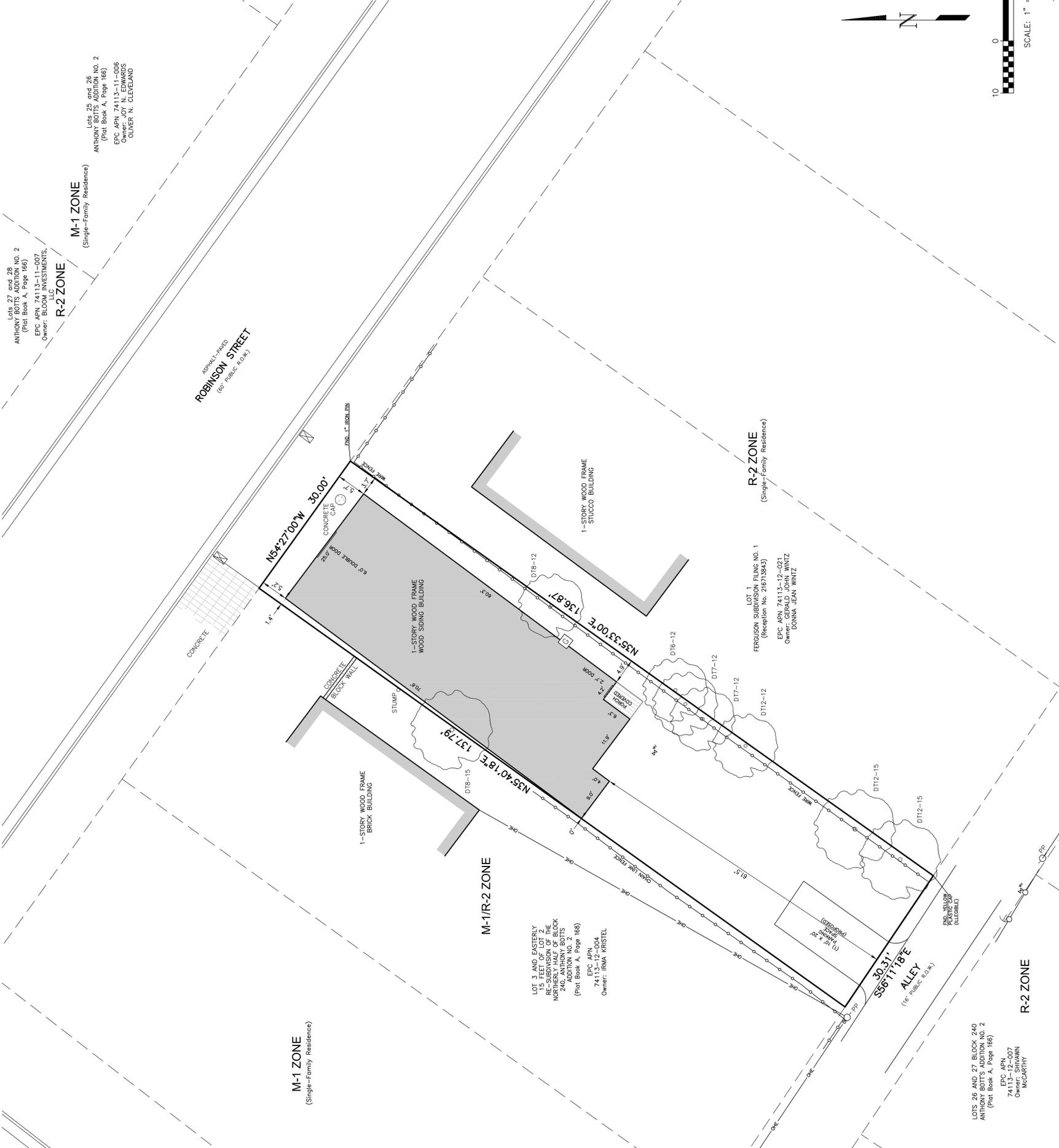


# CONDITIONAL USE REQUEST RESIDENTIAL SITE PLAN

LOT 4, "RE-SUBDIVISION OF THE NORTHERLY HALF OF BLOCK 240 IN ANTHONY BOTTS ADDITION NO. 2 TO THE TOWN OF COLORADO CITY", IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



Lots 27 and 28  
ANTHONY BOTTS ADDITION NO. 2  
(Plat Book A, Page 166)  
EPC APN 74113-11-007  
Owner: BLOOM INVESTMENTS, LLC

Lots 25 and 26  
ANTHONY BOTTS ADDITION NO. 2  
(Plat Book A, Page 166)  
EPC APN 74113-11-006  
Owner: JOY N. EDWARDS  
OLIVER N. CLEVELAND

LOT 3 AND EASTERLY RE-SUBDIVISION OF THE NORTHERLY HALF OF BLOCK 240, ANTHONY BOTTS (Plat Book A, Page 168)  
74113-12-004  
Owner: IRMA KRISTEL

LOT 4, "RE-SUBDIVISION OF THE NORTHERLY HALF OF BLOCK 240 IN ANTHONY BOTTS ADDITION NO. 2 TO THE TOWN OF COLORADO CITY", IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO  
EPC APN 74113-11-006  
Owner: SHIVAWN MCCARTHY

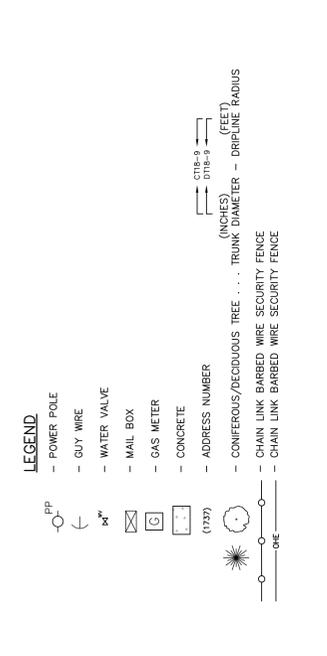


**PROPERTY DESCRIPTION:** 2523 Robinson Street  
Lot 4, "RE-SUBDIVISION OF THE NORTHERLY HALF OF BLOCK 240 IN ANTHONY BOTTS ADDITION NO. 2 TO THE TOWN OF COLORADO CITY" (Plat Book A, Page 168, El Paso County, Colorado records), County of El Paso, State of Colorado;  
Containing 0.095 acres (4,146 square feet), more or less.

**DATA:**  
TAX SCHEDULE ID: 74113-12-016  
PROPERTY ZONE: M-1 (LIGHT INDUSTRIAL) SPECIAL PURPOSE (CHURCH)  
PROPOSED USE: SINGLE-FAMILY DETACHED RESIDENTIAL  
SETBACKS: FRONT = 20', REAR = 10', SIDE = N/A . . . . BUILT IN 1885  
"GRANDFEATHERED POSITION"  
MINIMUM LOT WIDTH: DETERMINED BY DEVELOPMENT STANDARD  
LOT SIZE: 4,146 SQ. FT.  
HOUSE ROOF PEAK HEIGHT: 26.0' (40.0' MAX. ALLOWED)  
HOUSE SQ.FT. (INCLUDES COVERED PORCH/PATIO): 1,674 SQ. FT.  
LOT COVERAGE: 40.4% (NO REQUIREMENT IN M-1 ZONE)

**PROPERTY OWNER/APPLICANT:**  
Joshua S. Nelson  
Shivawn McCarthy  
2000 West 10th Avenue  
Colorado Springs, CO 80904  
(301) 606-8267

CONSULTANT: LAND DEVELOPMENT CONSULTANTS, INC., 3898 Matzeiland Road, C/S, CO 80909 (719) 528-6133



NOTE: FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map Number 0804C026 F and 728 F, effective dates March 17, 1997, indicates the area in the vicinity of this parcel of land to be a Zone X (Area determined to be out of the 500 year flood plain).

3898 MAZEILAND ROAD · COLORADO SPRINGS, CO 80909  
www.ldc-hc.com · TEL: (719) 528-6133 · FAX: (719) 528-6848  
PLANNING · SURVEYING  
**Land Consultants, Inc.**

CONDITIONAL USE REQUEST  
RESIDENTIAL SITE PLAN  
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 11, T. 14 S., R. 67 W. OF THE 6TH P.M., COLORADO SPRINGS, EL PASO COUNTY, COLORADO

H Scale: 1" = 10'  
V Scale: N/A  
Designed By: N/A  
Checked By: DVH  
Date: 04/27/17

Project No.: 17016  
Street: 1 of 1

REVISIONS

No.	Description	By	Date
1	CITY COMMENTS	DVH	07/05/17

CALL BEFORE YOU DIG . . .  
**811**  
DIAL 811  
48 HOURS BEFORE YOU DIG. CALL UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND WASTEWATER.

FIGURE 1